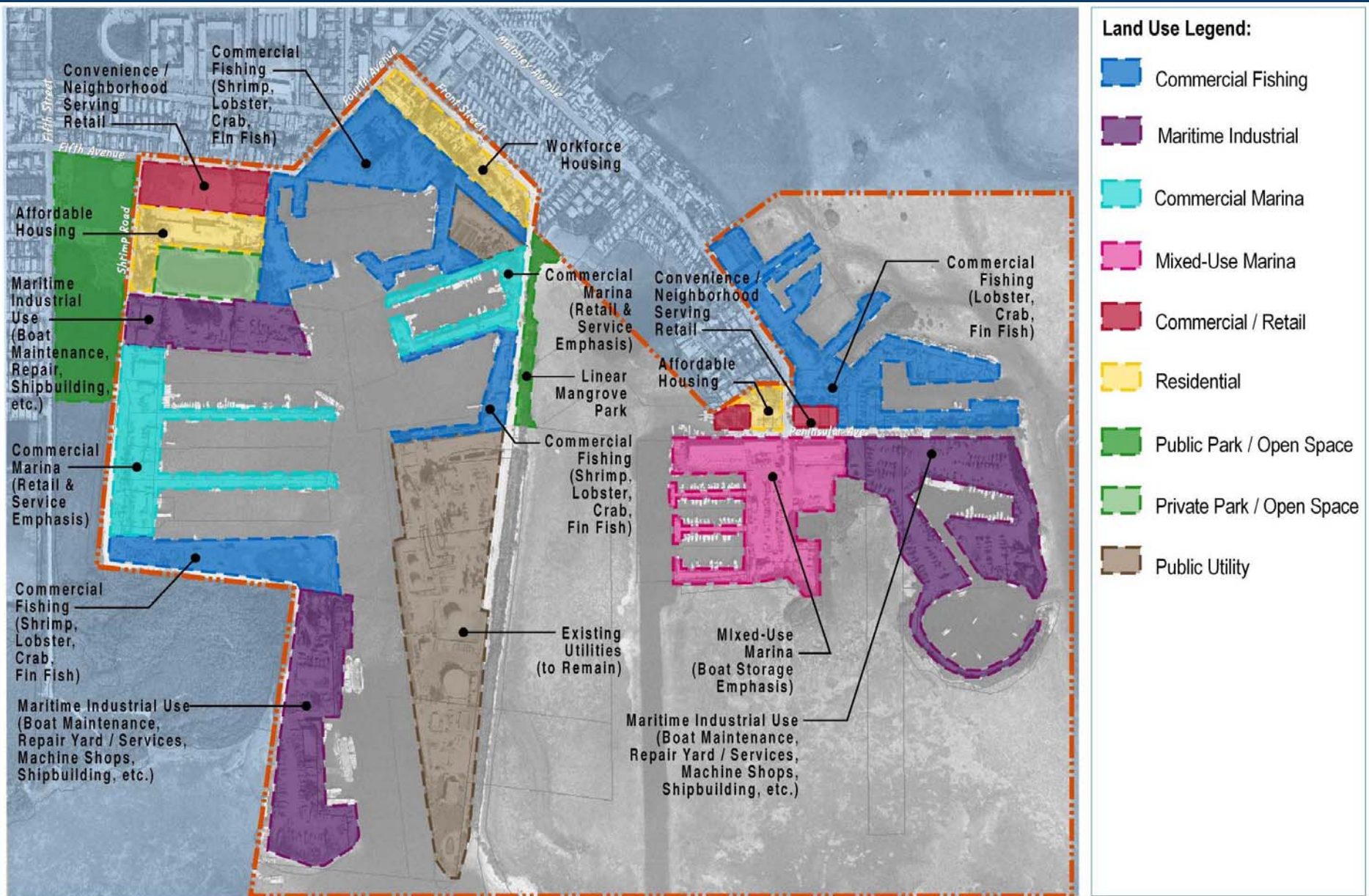


Alternative B: Resident-Survey Based Alternative (“Holding the Line”)

Overview

- Reflects community responses to County-conducted survey for questions related to commercial fishing (2004 survey).
- Sixty-eight percent of respondents agreed or strongly agreed with the statement: “The community should maintain the amount of land available for light industrial and commercial fishing.”
- Sixty-three percent of respondents agreed or strongly agreed with the statement: “I support current regulations in the Comprehensive Plan that protect the commercial fishing industry.”

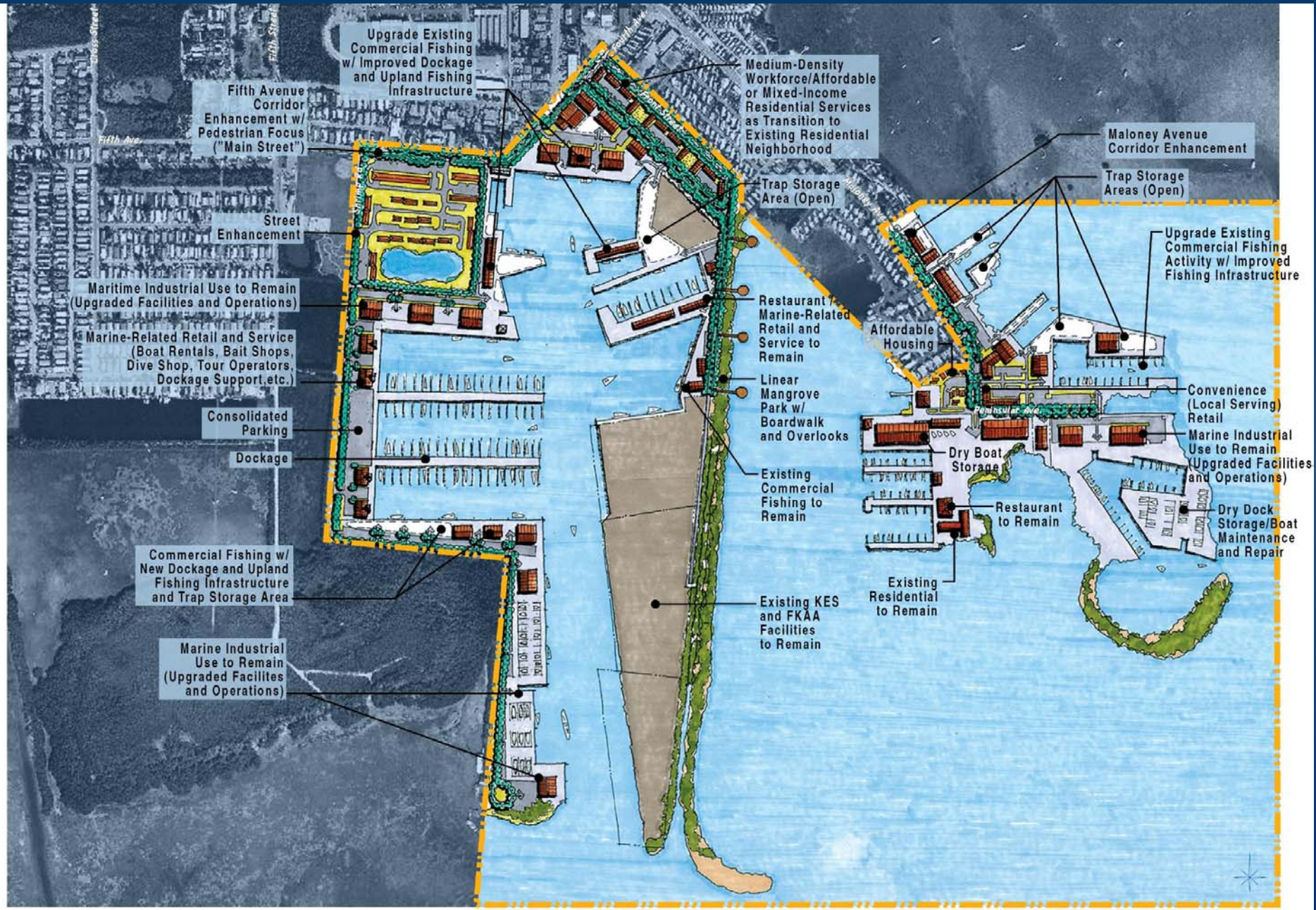
Alternative B: Land Use Pattern



Alternative B: Land Use Distribution

Concept B: Residents Survey-Based Alternative ("Holding the Line")							
Land Use						Acreage	%
Water-dependent uses							
Maritime Commercial							
Recreational/Commercial Marina						10.98	9.3%
Mixed-Use Marina						9.95	8.4%
Maritime Industrial (boat repair yard, ship building etc.)						28.72	24.3%
Commercial Fishing (seafood wholesale/retail/processing, dockage, trap/equipment storage and manufacturing)						28.86	24.4%
Subtotal						78.51	66.4%
Non water-dependent uses							
Residential						11.25	9.5%
Commercial (retail, office, etc.)						3.39	2.9%
Public Utility						22.80	19.3%
Park / Open Space							
Private						1.84	1.6%
Public						0.40	0.3%
Subtotal						39.68	33.6%
Total Acreage of Land Uses						118.19	100.0%

Alternative B: Development & Design Concept



Alternative B: Resident-Survey Based Alternative (“Holding the Line”)

Implications

- Commercial fishing activity is expanded at or near its present locations.
- Offers opportunities for expanded marina development to meet growing demand for this activity.
- Offers opportunities for new workforce housing.

Implementation

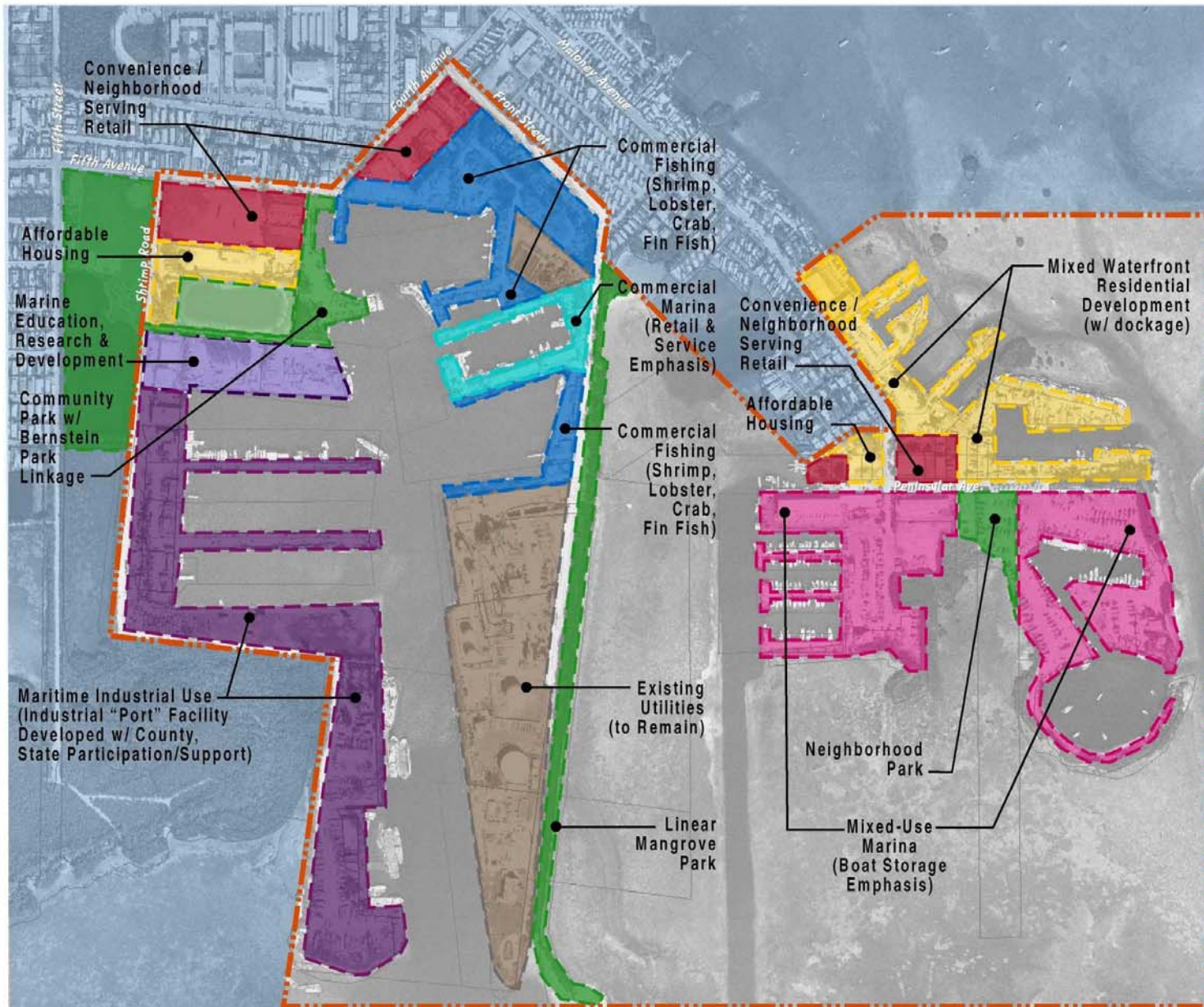
- Will require financial intervention by County/State to retain commercial fishing and waterfront industrial uses.
- Potential approaches: purchase of commercial fishing/waterfront industrial easements; tax deferral; outright property acquisition.
- Creation of “Working Waterfront Improvement Group,” as in Alternative A.

Alternative C-1: Balanced Mix of Uses (Working Waterfront)

Overview

- Safe Harbor: retained as the center of the “working waterfront,” including commercial fishing and maritime industries, with uses supported by existing deep-water access.
- Commercial fishing and industrial activities consolidate their general current physical arrangement.
- Peninsular area: mixed-use marina facilities with either boat storage or residential emphasis.

Alternative C-1: Land Use Pattern



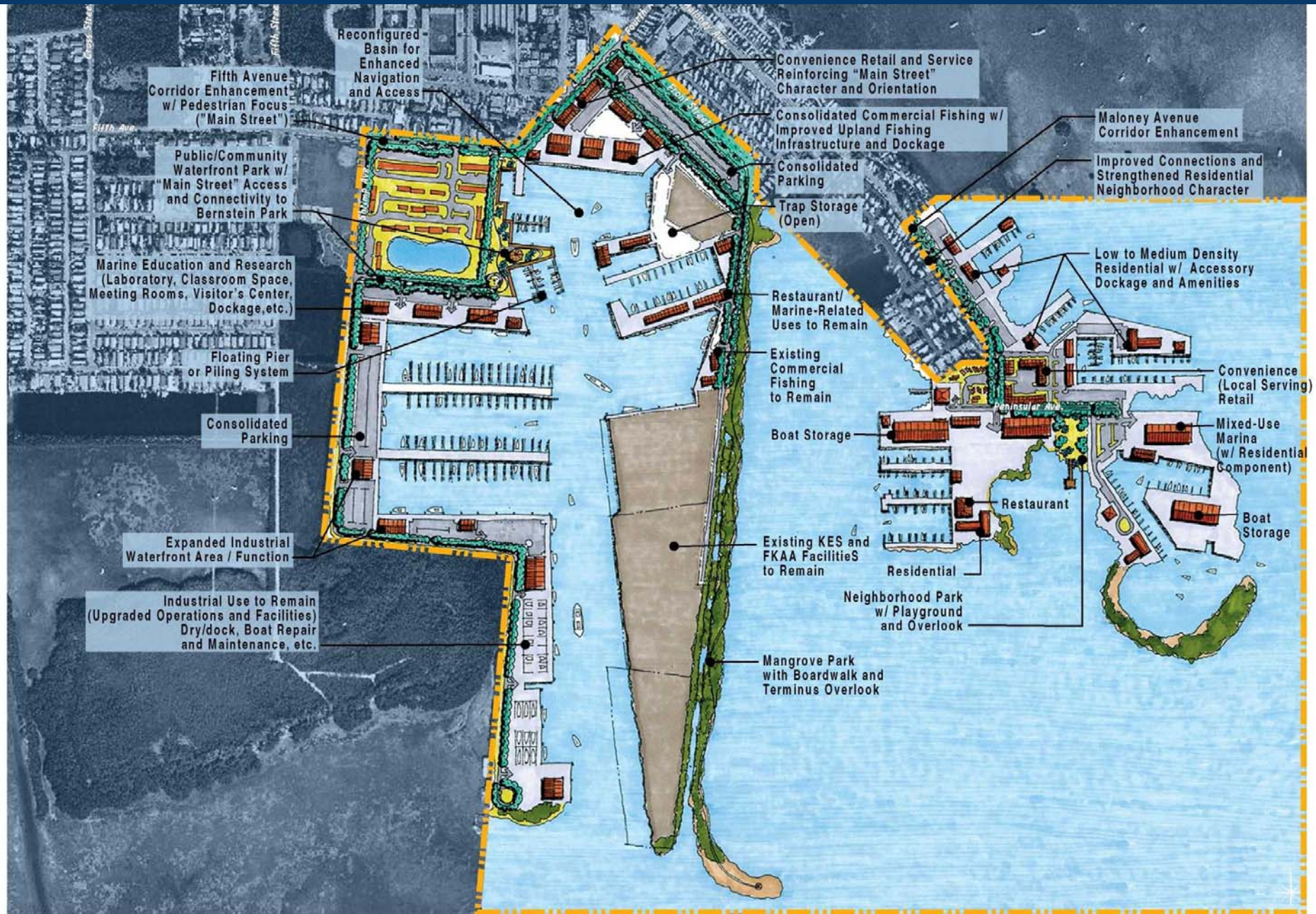
Land Use Legend:

-  Commercial Fishing
-  Maritime Industrial
-  Marine Research / Education
-  Commercial Marina
-  Mixed-Use Marina
-  Commercial / Retail
-  Residential
-  Public Park / Open Space
-  Private Park / Open Space
-  Public Utility

Alternative C-1: Land Use Distribution

Concept C-1: Balanced (Mix of Uses) Alternative						
Land Use					Acreage	%
Water-dependent uses						
Maritime Commercial (recreational/leisure/mixed use marina)						
Recreational/Commercial Marina					2.39	
Mixed-Use Marina					21.28	18.0%
Maritime Industrial (boat repair yard, ship building etc.)					23.94	20.3%
Commercial Fishing (seafood wholesale/retail/processing, dockage,					11.45	9.7%
Marine Research, Education, Biomedical Research & Development					5.94	5.0%
Subtotal					65.00	55.0%
Non water-dependent uses						
Residential					16.43	13.9%
Commercial (retail, office, etc.)					6.68	5.7%
Public Utility					22.80	19.3%
Park / Open Space						
Private					1.84	1.6%
Public					5.44	4.6%
Subtotal					53.19	45.0%
Total Acreage of Land Uses					118.19	100.0%

Alternative C-1: Development & Design Concept



Alternative C-1: Balanced Mix of Uses

Implications

- Sensitive to preserving current industrial base, while providing for growth and diversification.
- Balanced in County revenue return, while meeting community objectives (survey).
- Commercial fishing land area is reduced, but given an optimal location.
- Industrial waterfront activity is preserved and expanded.

Implementation

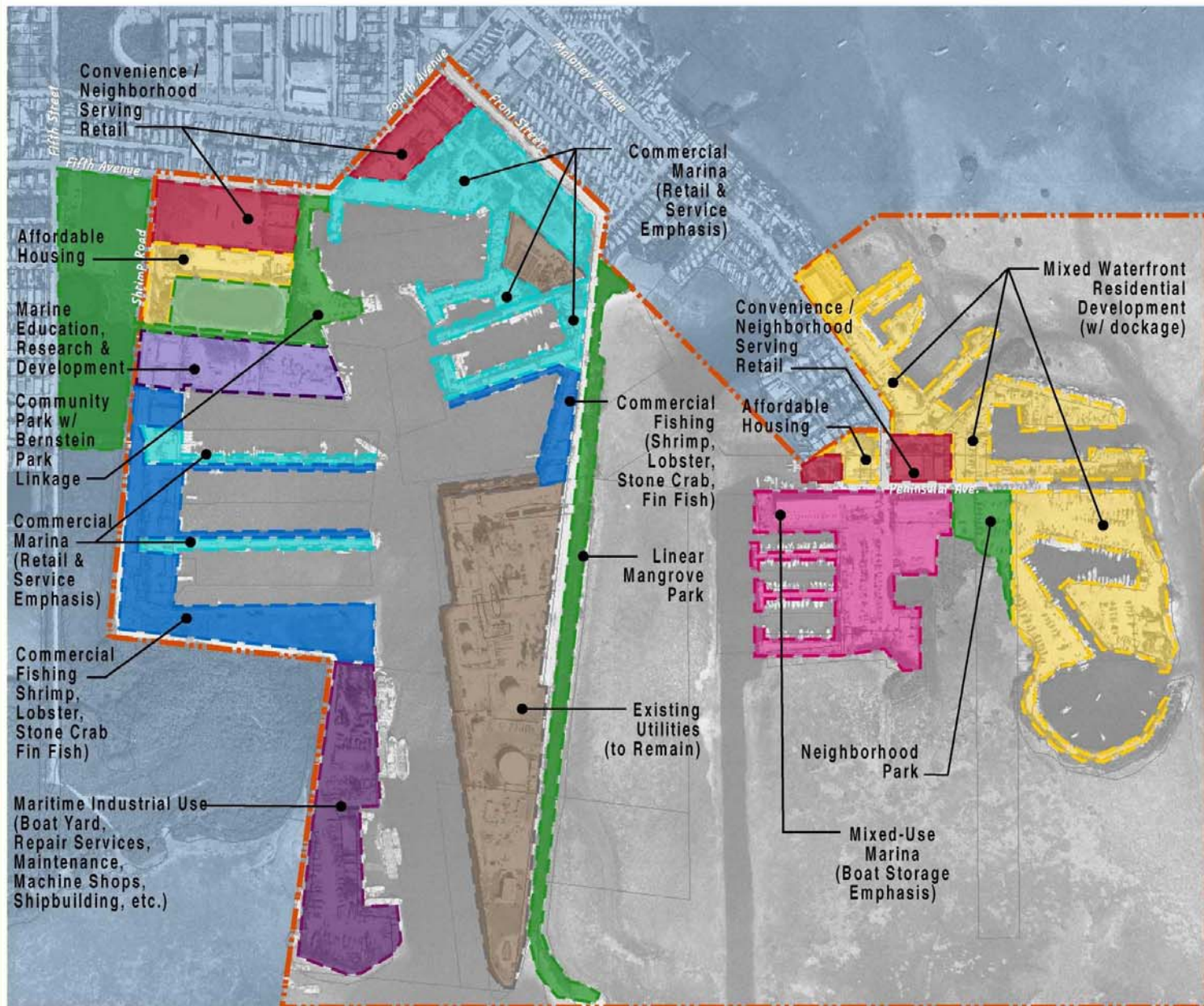
- Strengthens “industrial port” character and importance of Safe Harbor.
- Assumes major public investment in acquisition and development of the waterfront industrial complex.
- Implies some form of “authority” empowered to undertake the development and operation of this industrial complex.

Alternative C-2: Balanced Mix of Uses (Commercial/Residential)

Overview

- More balanced approach to managing land uses in the harbor area than concepts A and B.
- Commercial fishing and waterfront industrial uses are shown relocated and consolidated in the west and south areas of Safe Harbor.
- North and east sides of the Harbor transition to commercial marina and complementary functions.
- Peninsular area transitions to residential-oriented waterfront development, consistent with predominant character of the surrounding area.

Alternative C-2: Land Use Pattern



Land Use Legend:

-  Commercial Fishing
-  Maritime Industrial
-  Marine Research / Education
-  Commercial Marina
-  Mixed-Use Marina
-  Commercial / Retail
-  Residential
-  Public Park / Open Space
-  Private Park / Open Space
-  Public Utility

Alternative C-2: Land Use Distribution

Concept C-2: Balanced (Mix of Uses) Alternative						
Land Use					Acreage	%
Water-dependent uses						
Maritime Commercial (recreational/leisure/mixed use marina)						
Recreational/Commercial Marina					15.13	12.8%
Mixed-Use Marina					9.95	8.4%
Maritime Industrial (boat repair yard, ship building etc.)					10.90	9.2%
Commercial Fishing (seafood wholesale/retail/processing, dockage,					11.75	9.9%
Marine Research, Education, Biomedical Research & Development					5.94	5.0%
Subtotal					53.67	45.4%
Non water-dependent uses						
Residential					26.73	22.6%
Commercial (retail, office, etc.)					6.68	5.7%
Public Utility					23.83	20.2%
Park / Open Space						
Private					1.84	1.6%
Public					5.44	4.6%
Subtotal					64.52	54.6%
Total Acreage of Land Uses					118.19	100.0%

Alternative C-2: Development & Design Concept

